



5 Pentowan Court

Carbis Bay



5 Pentowan Court, Headland Road, Carbis Bay, St Ives, TR26 2NR

This beautifully presented and appointed first floor apartment is defined by carefully curated interiors, period detailing, providing high quality and imaginative interiors along with use of the lawned gardens and allocated parking. This 2-bedroomed apartment is the perfect base from which to enjoy this exceptional West Cornwall coastal location.

Distances

Carbis Bay beach – 700 yards;
Branchline rail – 350 yards;
West Cornwall Golf Club – 1.5;
Porthminster beach (St Ives) – 1.8;
Porthmeor beach (Tate St Ives) – 2;
St Erth (mainline rail connection) – 2.7;
Marazion and Mount's Bay – 7; Gwithian – 7.3;
Penzance – 8; Gurnard's Head (Zennor) – 8.5;
Truro – 24; Cornwall Airport (Newquay) – 38

(All distances are approximate and in miles)

The location

Situated within a short walk of the beautiful sandy Blue Flag beach at Carbis Bay, Pentowan Court is perfectly positioned for days by the sea and is so convenient for the beach café and restaurant perched above one of the finest bays in the UK.

Paddleboarding, kayaking and surfing are all on offer, along with scenic walks along the coast path or a round of golf at the nearby golf club, one of Cornwall's most awe-inspiring. The branchline railway provides a regular service to St Ives with a mainline connection at nearby St Erth meaning that day trips are easy and varied.

Escape, relax, unwind and recharge in this cozy, boutique and beautifully appointed apartment. This is the perfect gateway to the best that West Cornwall has to offer and for those wanting to explore the south coast, Mount's Bay is just seven miles away.





The Property

- Beautifully refurbished and styled, combining period character with a contemporary finish
- Elegant sitting / dining room with high ceilings, ornate coricing and a broad window drawing in abundance of natural light and original-style fireplace with intricate decorative detailing, creating a distinguished focal point
- Carefully curated interiors featuring botanical wallcoverings and heritage-inspired colours
- Galley kitchen, integrated appliances including fridge, dishwasher, hob and oven.
- Characterful principal bedroom with slatted timber wardrobe wall and well-appointed en suite shower room
- Versatile second bedroom (single)
- Further shower room with contemporary sanitaryware

Parking and outside space

- Allocated parking space
- Communal lawns enjoying the far-reaching sea views
- Use of communal store

Tenure, services and material information

Leasehold. 999 years from 1999. Approximately £816 per year maintenance charge including gardening, buildings insurance, communal and external power. Residents' management company - Pentowan Court Management Co. Ltd. Holiday letting is permitted.

Services: Mains electricity, gas and water. Private drainage. Gas central heating.

Broadband: Full Fibre (source: <https://www.openreach.com/broadband-network/fibre-availability>)

What3Words

///cherry.mailings.harps

Directions

Upon entering Carbis Bay, turn right into Porthrepta Road and continue down the hill passing the church on the left. After a short distance, turn right into Headland Road and Pentowan Court is located on the left hand side.



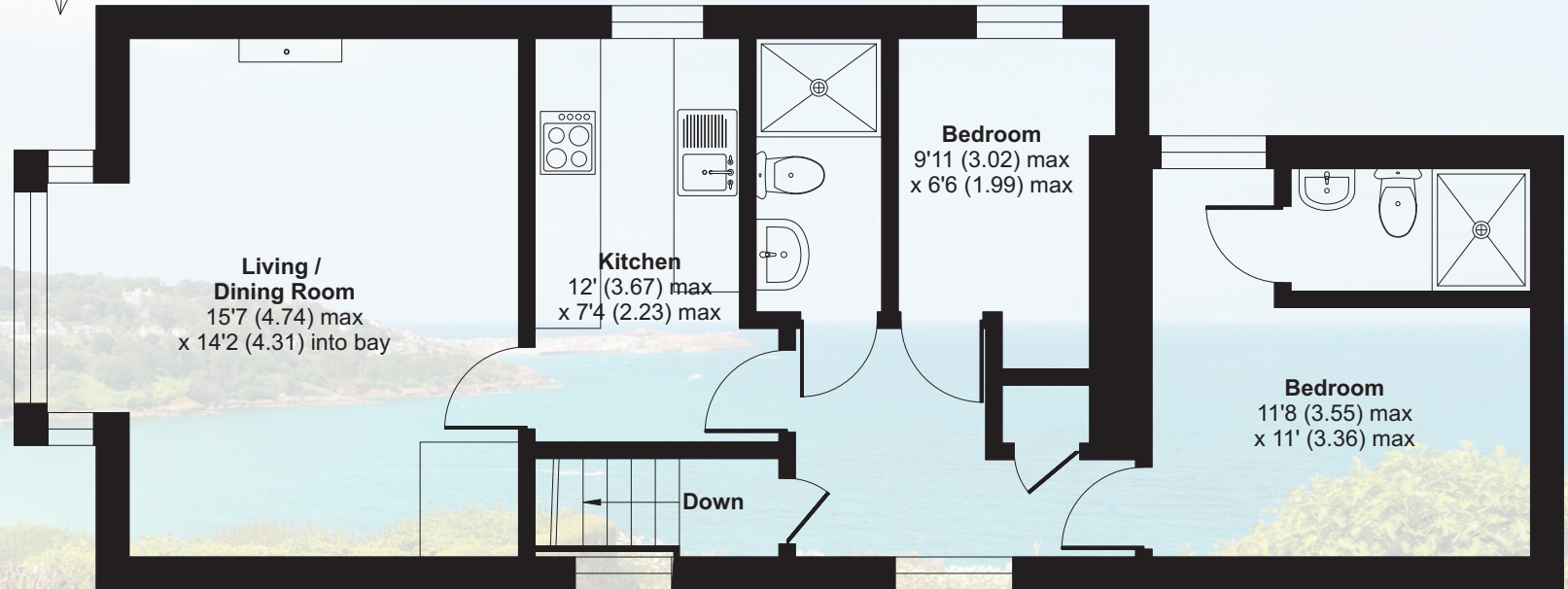
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



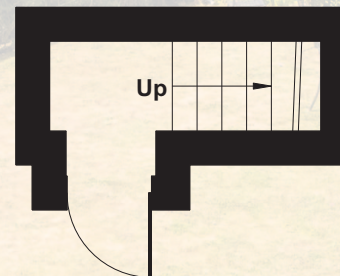
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Main House = 646 sq ft / 60 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

FIXTURES AND FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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